Globe Theatre beginning Monday evening in her old success, "Mile. Modists," the Victor Herbert-Henry Blossom doubt opera. Among others in the cust will be Claude Gillingwater, Bury Loons, C. Morton Horne, Harold Meet, Gertha Holly, Mms. Gafflard, words, Maxie MoDenaid, Florisco Martin and Ines Bauer.

Aftel Philip will bring his German motes! farce, "Auction Pinechis," to in Grand Opera House.

Use Blob Quick Wallingford" will be abled Grone Payton company at the RITZI SCHEFF will be seen at the

the Ocras Payton company at the Life Theatre will play "The Great Woman" will be presented by

ok company at the Harlem Opera

The Olympic will have "Convict 199."
"The Columbia Burlesquers" return to

AT VAUDEVILLE HOUSES. Mine. Sarah Bernhardt, at the Palace Pheatre, will give the fourth act of "La Resea" on Monday, "A Christmas Night Under the Terrar" on Tuesday the fifth act of "Camifie" on Wed-by, when the great French actress so her engagement. On the vaudeville bill will be Ethel Green, come-desme; Iesbel d'Armond and Frank Carter in some and dances, Mr. and Mrs. Jimmie Barry in "The Rube" and Hilly B. Van and the Beaumont Sisters. erstein's will be Conroy and

At Hammerstein's will be Conroy and Lemnire in "The New Physician," "The Gay Paristonne," "Cheyome Days," Cross and Josephine, dancers; Byron and Josephine, dancers; Byron and Lengdon in "The Dude Detective" the Jesuph Herbert jr. and Lillian Geldsmith in "The Dance. ith in "The Dance of the Siren." "Fixing the Furnace" will be presented at Estin's Union Square Theatra one others will be the Turner Twins

M Wyon in "The King's Jester."

to offer the most attractive chances for speculative land profits.

The advance of land values after Colds, throat and lung the Way to the Heart" and tive to those who are studying the dangerous drugs.

The Wayner, happire. "The Love homesite situation.

To go back to 1878, the Lefferte es-

there, with two big schools, and by the American There's will see the American There's will see that the American There's will see that two big schools, and by 1891 inside lots were selling at \$4,000. With corners from \$5,000 to \$10,000. With corners from \$5,000 to \$10,000. RAPID RISE IN VALUE OF BROOKLYN HOME SITES.

Seat in new character studies, Rocher's class to have the seaton at \$214 a lot. The population have character studies, Rocher's class to the seaton at \$214 a lot. The population have considered the seaton of the

assilists, Howard and Alaton, symnasts, and the Two Thompsons, jugglers.

BUILDING OF THE HOME AS A MATTER OF ECONOMY

Operator Who Has Developed High Class Residential Sections in Brooklyn and Queens Shows How Steady Long Island Expansion Is Carrying Continually Higher Land Prices Toward the Jamaica District.

BY WILLIAM P. RAE.

Families that want private homes within a reasonable distance of Manto Long Island for several years. They have been carrying steadily rising land values with them.

There is no question as to the grow-In the city limits and land for private dwelling after cannot be found at right fices until the home-needer goes beyond Mt. Vernon and Youters; second, that needs are selling after cannot be found at right fices until the home-needer goes beyond Mt. Vernon and Youters; second, In 1902, north of the city's new Coney Sices until the home-seeker goes beyond Mt. Vernon and Yonkers; second, that prices on the northward line have gone so high that there is little room left for further substantial advances.

This northward development has progressed as a result of good rapid transit facilities. The eastward territory has not had proper transit facilities until recently. It is going to have a vast addition to its transit capacity soon. But even during the past decade or more the stant of a persistent movement into the samt of a persistent movement into the eastward sone has maintained a continuous rise in land values in spite of the lack of adequate transit.

In view of this fact, what will be the result in a few years when the continuous rise in land values in spite of the lack of adequate transit.

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In view of this fact, what will be the result in a few years when the continuous rise in land values in spite of the lack of adequate transit.

In view of this fact, what will be the result in a few years when the continuous rise in land values in spite of similar character seem to show that auction offerings which distribute large numbers of lots among private investors leave the locality ripe for rapid enhancement. The district can be compared with a highly fertilized spot in a growing field, its subsequent development at and improvement as a rule follows the flow of population, it has follows the flow of population, it has

Although land improvement as a rule follows the flow of population, it has been noted to reach its most active, profitable stages immediately following large distribution of building lots at auction. Tracts thus distributed among private buyers become the centre of anything else to establish and solidify permanent values.

This home building movement through the medium of large auction mies in and dances, I. Burgutafler in the eastward zone of population expan-sion began first in Brooklyn, and it and Grant Gardner, comedian. has progressed steadily far into Queens. second novelty, Grace Wilson has progressed steadily far into Queens and Grant Gerdner, comedian.

At present it is offering its strongest aspects around Jamaica. Operators who follow such transformatory events are the Jamaica district with Barnes and Bessie Crawford, Iss-ile Carmend and Frank Carter, and keen interest because they expect it

There will be Velente Bergwe large auction offerings during the ex-new sketch, Darrell and Conway pansion of home builders through Beating the Scenes, Crane and Brooklyn has been particularly instruc-

the armstool comety, will be the task of the Twenty-third Street tate sale of June 7 made such prices as \$305 for corner lots on Marcy and the limit of the Littlest Cer. Protoner Street Them.

Sold and Twenty-fifth Street Them.

the the season next Saturday tribution of lots on Broadway, Reid avenue, Halsey and Fulton streets at At the Roman Dancing Pavilion has sufficient to the second in size and the three-ring prices had run up to \$2,500 a lot.

In 1897, on June 8, our firm sold 455 lots at auction for the estate of Simon Repelyea in the Twenty-sixth Ward, south of New Lots road and Alabama avenue, at an average of \$300 a lot, and avenue, at an average of the estate of th head the Mil at the New Brighton on Oct. 17, 1899, we sold for the estate of William Rapelyea 1.98 lots in the sea to the Charles E. Brends in a new farce, same section at 224 a lot. The popula-

w features at Luna are a realistic later the same property was taken by spal of the Omeha and Dayton the city for a park at \$1,000 a lot.

On May 15, 1899, we sold eighty-six lots

on Ocean Parkway, East Third street June 14, 1909, in the same neighborh we sold lots on Ocean Parkway and West Fifth street at \$3,700 a lot. In the development of Sea Gate at Coney Island in 1902 we sold 618 lots at

Dadway's NDeady IL Delief

REAL ESTATE AT AUCTION

WM.P.RAE H

Dorothy Dale Goes Free.

Dorothy Dale, a twenty-two-year-old,

actress, who claims to be a stepdaughter

of petit larceny before Supreme Court Justice Seabury and was released under

a suspended sentence. She was arrested last October for stealing a \$1,200 gold mesh bag from Mrs. Louise Morrogh of

Unequalled as a Tonic

and Body Builder. Makes

troubles, bronchitis and

asthma. No Alcohol or

Make the Liver)

Genuine - Signature

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H. PHILO, Manager

EXCURSIONS.

HOLIDAY

COMES ON FRIDAY. A THREE-DAY VACA-TION FOR YOU.

NIAGARA FALLS ANDUR \$10.00 Going, all trains May 29th and 20th; morning trains May 20th, Returning, leaving Nagara Falls to June 1st, inclusive.

GREENWOOD LAKE AND \$1.50 old only date of sale. Season \$2.00. All tickets in-ide steamer trip. On sale daily.

ALONG THE DELAWAR

Tickets on sale daily. Ret

and Bridge St. Brooklyn, N. Y. No phone or mail orders filled. NEARBY RESORTS MAIR BALSAN fewfoundland, N. J. (Lake)

J. & J. W. WILLIAMS CARPET CLEANING 353 West 54th St

EXCURSIONS. Iron Aleamboat Co CONEY ISLAND

Schedule for SAIUADAY, MAY 24 LEAVE W. 129th ST., 940, 1040, 1140 a.m. 1240, 2.00, 3.00, 4.00, 5.00, 6.20, 7.30, 8.40 p.m. 1240, 2.00, 3.00, 4.00, 5.00, 6.20, 7.30, 8.40 p.m. 1225, 1.25, 2.45, 4.55, 4.55, 6.45, 7.00, 8.20, 9.00 p.m. 1225, 1.25, 2.45, 4.55, 4.55, 6.45, 7.00, 8.20, 9.00 p.m. 1225, 1.2

Fishing Banke, Str. 'Taurus' Steamer "GRAND REPUBLIC" Special Up Hudson Trips
Sunday, May 25; Decoration Day, May 30,
6UNDAYS, JUNE 1, 8, 15 AND 22,
21/2 HOURS AT BIGHLAND FALLS

1 HOUR AT NEWBURGE
Lr. Pier J. N. R. 9.50 W. 129th St., 10.30; You here, 11.00 A. M. FARE, from N. T., 75 , from Youhers, Soc. Steamer's licensed capacity, 5,600 Tickets limited to 2,000. No Staterowns.

ERIE

Newborgh, N. V. (Hudson Hiver) V. (Lakes) 2.19 Marrie, V. (Lakes) 2.19 Fine Bush, N. J. 2.30 Spartn, N. J. (Lake) 2.75 Swartswood, N. J. 3.25 (Swartswood Lake) Tickets on ale daily, Return Limit October 31st, 1913.

'RURAL SUMMER HOMES.'' Tickets, information and booklets, 399, 245, 1278, 2681, 22981 Broadway: 223, 264 Fifth Ave.; Hudson Terminal Building (Concourse), Chambers St., West 23id St., Ferry Stationa: I West 125th St., New York: 24 Court St., Brooklyn.

SOUND Sea Cliff &

Don't Forget— Next Saturday will be May 31st

and the Absolute and Unreserved Auction Sale of Morris Park Race Track

Go Today and Look at the Property! You Are Not Buying From Speculators

Who Want to Make a Profit!

This is the Opportunity to Make Money Offered You by the State of New York Banking Department Liquidator of Carnegie Trust Co. and Northern Bank of N. Y.

Study the Following:

\$500 at 4% interest in 10 years Amounts to \$ 741.06 4 20

\$500 invested at the following Auction Sales along the Northerly growth of New York City shows the following results after de all carrying charges:

Morton Bliss Sale May 26, 1891, \$500 invested, produced \$3,850 in 14 yrs. \$4,375 " 13 yrs. Ryer Homestead Sale Oct. 5, 1891, \$500 Cammann Estate June 6, 1899, \$500 \$6,140 " 8 yrs. Moses De Voe Nov. 11, 1903, \$500 6 yrs. \$6,000 " Century Realty Co. June 4, 1907, \$500 \$1.115 " 3 yra 7, 1910, \$500 Gouverneur Morris Sale " \$1,030 " 1 yr. & 8 mos.

The above sales are selected at random from many showing similar results.

You Have a Better Opportunity at the Auction Sale of the 3019 Separate Lots, 4 Dwellings and the Club House formerly the

Morris Park Race Track

Bronx Borough, New York City Sale will be held in the Club House on the Property

Saturday, May 31St, and Succeeding Days

70% can remain on Mortgage

Titles insured free by Lawyers Title Ins. & Trust Co.

To Get to Morris Park Race Track, take:

The Subway (West Farms Trains) to 177th Street or 180th Street stations. At 177th Street, take the Marris Park trolley as direct to the property. At 180th Street, so to 180th Street stations of the New York, Westchester and Socion Railread, and these to the property. Beston Railroad , Morris Park Trolley car to the property. All Crosstown Bronx cars connect with all Elevated and Subway Rose ofther at 1884, 180

Go and Examine the Property

Send for maps and particulars to J. Clarence Davies, 149th St. and 3d Ave., New York City

Joseph P. Day, 31 Nassau St., New York City

STEAMBOATS.

DIAMONDS CASTLE CASTLE BLAG
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FOR SALE.

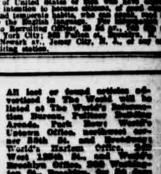
'Imdown'immeekl) MEN'S Ready Made & CLOTHES Made to Order 19 Park Place

FOR BALE. \$1 weekly, \$25 diamond rings, watches, jewelry talogue, Metropolitan, 120 W. 125th. Open even \$1.00 Metropolitan 120 W, 125th. Open eres.

No Excuse for Ignorance: ties in the Various States.

POLAR DISCOVERIES SPORTING BROOKER POPULATION FIGURES MARINE DISASTEMS PARCEL POST

in the 1913 WORLD ALMAHAG



HELP WANTED-MALE

WANTED FOR U. A ARRY—Micked married men, between ages of 18 and setts of United States or the wife favo

WEEK'S NOTABLE REALTY OPERATIONS

Vincent Astor sold to the city at \$600,000 an easement for subway construc tion under the south end of the old Astor House; also filed plans to rebuild ten dwellings near Long Acre, on 43d and 44th sts., into stores and spartments. Orthopsedic Dispensary and Hospital bought ten parcels at Nos. 420-426 East 60th at and Non 421-436 East 18th at, as site for large building. Keitt P. Walker completed site for thirteen-story apartments at Nos. 103

100 Heat Sith at. to cost \$700,000. Mrs. Mary E. Pinchot and C. C. Marshall sold Nos. 116-122 East 63d at. at 1849,000 as alte for apartments. Solomon L. Pakas paid \$300,000 for new Rio Grande and Rio Vista Apart ents, Nos. 27-21 Fort Washington ave.

D. H. Jackson Company bought Pinkney Court Apartments Nos. 151-155 Fest 180th st., in a \$300,000 trade. Lawyers' Mortgage Company sold thirteen parcels, including six six-story s, to private investors in Manhattan, the Bronx and Brooklyn. Pleas were filed for six-story business buildings at northeast and south

est corners of 5th ave. and 53d st., on sites of Pyle and Gallatin residences. SUBURBAN. Bryan L. Kennelly is selling at auction 450 lots to-day on Thomson Hill. tong Island City, 2'ong Thomson and Greenpoint aves, and Biles st. T. F. Archer is selling at auction to-day 150 lots at Hempstead, L. L. Joseph P. Day, J. Clarence Davies and Bronx realty leaders, with city

officers, are opening formally to-day the new extension of the Union Railway twoley through Morris Park to Williamshridge road.

Mayer Rosenholz and Hanry I. Comtois bought 180 lots at Tompkinsville, S. I., on Richmond turnpike, Cebra and Ward aves., opposite the Lewis Nixon place, from the Ward Estate and will develop it for home builders. Pew Realty Company traded new five-story flats, Nos. 958-967 Aldus at

ronz. for a 22-acre farm at Monticello, N. Y. S. C. Naylor sold 55-acre estate at Hilledale and Saddle River, N. J. Brooklyn and Long Leand City operators reported heavy buying along dual subway lines.

Or any one of the